

PB# 85-51

Windsor Park

4-2-14.1

Windson ~~Park~~ Site Plan 85-51 -
(Geygln Corp.)

approved 9/25/85 ok
 the paid
 Eng. fee \$50.00
 given to Town Clerk's office
 10/2/85 ok

General Receipt			6833
TOWN OF NEW WINDSOR 555 Union Avenue New Windsor, N. Y. 12550			
Received of		<i>Drake, Tommes & Co. Aug 28 19 85</i>	
<i>Seyglor Corp.</i>		<i>\$ 25.00</i>	
For		<i>Twenty Five and 00/100</i>	
<i>Site Plan Application</i>		<i>85-51</i>	
DOLLARS			
DISTRIBUTION			
FUND	CODE	AMOUNT	
<i>Check # 25.00</i>		<i>By Pauline L. Townsend</i>	
<i>11-3096</i>		<i>Town Clerk</i>	
<i>(Drake, Tommes & Co. check)</i>		<i>EC</i>	
		Title	

555 Union Avenue New Windsor, N. Y. 12550			<i>Sept. 30 19 85</i>
Received of		<i>Seyglor (Windsor Board)</i>	
<i>One Hundred and 00/100</i>		<i>\$ 100.00</i>	
For		<i>Site Plan - 85-51</i>	
DISTRIBUTION		DOLLARS	
FUND	CODE	AMOUNT	
<i>100.00 cash</i>		<i>By Pauline L. Townsend</i>	
		<i>Town Clerk</i>	
		<i>EC</i>	
		Title	

given to:
 Eng.: *v*
 Bldg.: *v*

General Receipt

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

6833

Received of Drake, Sammes (Eggs) Aug. 28 19 85
Seigler Corp. \$ 25.00
Twenty Five and 00/100 DOLLARS
For Site Plan Application 85-51

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 25.00</u>		
<u>3096</u>		
<u>(Drake Sammes (Eggs) check)</u>		

By Pauline L. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

6833

Received of Seigler (Windsor) Corp. Sept. 30 19 85
One Hundred and 00/100 DOLLARS
For Site Plan - 85-51

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>\$100.00 Cash</u>		

By Pauline L. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

given to:

Eng: ✓

Bldg: ✓

Hwy

Sanitary

Water

Fire

1st meeting 9/11/85

Ag. med 9/25/85 ph.

fee paid. 9/30

any fee 9/30

Memo FROM: P.V. CUOMO, P.E. TOWN ENGINEER
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

(HENRY REYNS, CHAIRMAN)
PLANNING BOARD

DATE: SEPT 11, 1985

SUBJECT:

GEYGLIN CORP

---FOLD HERE---

I have made review of GEYGLIN CORP. PRELIMINARY
SITE PLAN WITH THE FOLLOWING COMMENTS:

AND ARROWS-

1. LINES SHOULD BE SHOWN IN PARKING LOT WHERE DRAINAGE BREAKS IN OPPOSITE DIRECTIONS.
2. WATER LINE SHOULD BE SHOWN.
3. SEWER LINE SHOULD BE SHOWN.
4. END SECTIONS SHOULD BE SHOWN ON DRAINAGE LINES.
5. EXISTING DRAINAGE TOWARD ROUTE 32 SHOULD BE NOTED.

by _____

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE:

[Signature]
GEYGLN CORP.

TITLE:

Land Surveyor

REPRESENTING:

DATE:

26 Sept '85

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-51

Date Received 8/26/85
Meeting Date 9/11/85
Public Hearing _____
Action Date _____
Fees Paid \$25 app fee \$10780 \$50 Eng.

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Windsor Park
2. Name of applicant Geygln Corporation Phone (914) 562-4350
Address P. O. Box 4518 New Windsor New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record New Windsor Associates Phone (914) 562-4350
Address P. O. Box 4518 New Windsor New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
Elias D. Grevas (914) 562-8667
4. Name of person preparing plan Edgar C. Bloem & Assoc. Phone (914) 343-1250
Address 108 Prospect Street Middletown New York 10940
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Drake, Sommers, Loeb & Tarshis, P.C. Phone (914) 564-6200
Address P. O. Box 1479 Newburgh New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the West side of Union Avenue
(Street)
1,800 feet Northerly of the intersection of
(junction)
of Union Avenue and Route 32
(Street)
7. Acreage of parcel 10.95⁺ acres
8. Zoning district OLI
9. Tax map designation: Section 4 Block 2 Lot(s) 14.1
10. This application is for the use and construction of the renovation of existing buildings and the construction of an in-door swimming pool adjacent to existing gym.
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? no If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section 4 Block 2 Lot(s) 14

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

GEYGLN CORPORATION

26 day of August, 1985. BY: [Signature]
Notary Public [Signature] GARY ARCURI
Secretary
Title

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1985. _____
(Owner's Signature)

Notary Public

STATE OF NEW YORK :

COUNTY OF ORANGE : ss.

TOWN OF NEW WINDSOR:

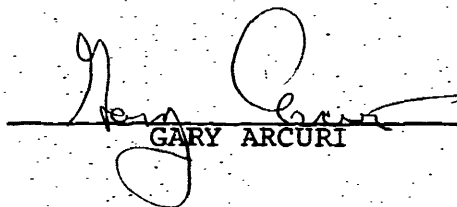
GARY ARCURI, being duly sworn, deposes and says:

1. I am the secretary of Geygln Corporation, a New York corporation. Geygln Corporation is the general partner in a limited partnership known as New Windsor Associates formed pursuant to Article 8 of the Partnership Law of the State of New York in 1984. The Certificate of Limited Partnership is on file in the office of the Clerk of Columbia County.

2. I make this affidavit in connection with an application for site plan approval of a 10.95 acre parcel owned by the limited partnership, New Windsor Associates.

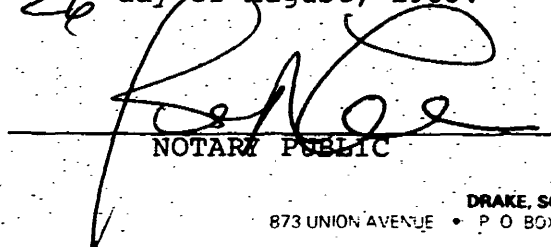
3. Geygln Corporation is the only general partner in the limited partnership. The following is a list of the directors, officers and shareholders of Geygln Corporation owning more than 5% of any class of stock: Gabriel Arcuri, Jr., Gary Arcuri, Graig Arcuri, Gail Arcuri, and Gethen Arcuri.

4. The limited partner in New Windsor Associates is Graig P. Arcuri.


GARY ARCURI

Sworn to before me this

26 day of August, 1985.


NOTARY PUBLIC

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

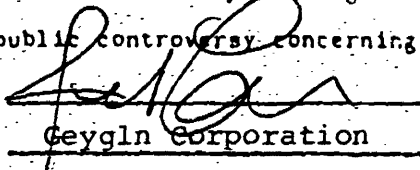
(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project effect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . Yes X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE:



TITLE: Attorney

REPRESENTING:

Geygin Corporation

DATE:

August 22, 1985

9/1/78

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision Elias Grevas as submitted by
Grevas Corp for the building or subdivision of
_____ has been
reviewed by me and is approved _____,
disapproved ✓.

If disapproved, please list reason.

*No information submitted regarding sewer lines
or systems.*

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymann D. Marten Jr
SANITARY SUPERINTENDENT

August 30, 1985
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Geygln Corp for the building or subdivision of
Epiphany College has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

Water is available on Union Ave - 8" main -
without any problem. If the decision is
to bring water from Rt 32, it would require
a pump station to bring it up the hill and to
reach the top floors.

HIGHWAY SUPERINTENDENT

Stan D. D. D.
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BUREAU OF FIRE PREVENTION

SITE PLAN APPROVAL

GEYGLN CORPORATION

The aforementioned site plan or map was reviewed by the Bureau of Fire Prevention at a meeting held on 10 SEPTEMBER 19 85.

 The site plan or map was approved by the Bureau of Fire Prevention.

☒ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

It is understood that the existing roadway from Union Avenue will be widened to twenty-four (24) feet, however where the driveway passes the building, it is only twelve (12) feet wide.

The driveway which goes around the building is of insufficient width for a fire lane. Section 44-11, paragraph B of the Town Code states: "A fire lane will be considered a minimum of eighteen (18) feet from the curb and appropriately marked by yellow lines wherever possible." The driveway must be increased to a minimum of eighteen (18) feet.

Additionally, the aerial platform truck of the local fire company cannot reach the top floor of the building if the driveway at the front of the building remains where it is. It will be necessary to move the driveway at least twenty (20) feet closer to the building in order to reach the top floor. It is suggested that any turns in the driveway be at least twenty-four (24) feet wide.

SIGNED: Richard Holaty

CHAIRMAN

file copy

MEMORANDUM

TO: SUPERVISOR JOHN PETRO
and
TOWN BOARD MEMBERS

FROM: NEW WINDSOR PLANNING BOARD

DATE: JUNE 27, 1985

RE: ZONING CHANGE - NEW WINDSOR ASSOCIATES

With regard to the petition of New Windsor Associates for a change of Zone, the Planning Board is prepared to consider and report on this matter pursuant to Section 48-36 of the Town Code.

The Planning Board will consider the matter as soon as a formal written request for review is received from the Town Board.

Very truly yours,

Henry J. Reynolds

HENRY J. REYNS
Chairman

HJR/sh

PETITION

Town Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

*Planning Board
received
6/25/85
ph*

Dear Board Members:

This petition is made by New Windsor Associates the owner of property in the Town of New Windsor located at the southwest corner of Route 32 and Union Avenue. At present the property is zoned R-4. The property was the site of Epiphany College and New Windsor Associates plans to develop the entire parcel with a mixture of uses under the Planned Unit Development regulations contained in Section 48-22 of the New Windsor Zoning Code.

In order for the project to move ahead, New Windsor Associates requests that the Town Board rezone a portion of the property from R-4 to OLI, as shown on the map accompanying this petition. The parcel sought to be rezoned contains the existing building formerly the school building as well as the existing recreation facilities. As an initial phase in the project we plan to convert the existing facilities into office use, erect at least one new office building and renovate and enlarge the existing recreational facilities. It is our plan to commence work immediately following the rezoning and securing site plan approval from the New Windsor Planning Board.

Once that has been accomplished, we will immediately apply to the Town Board in accordance with the Planned Unit Development application procedure and approval process. The property which we ask to have rezoned to OLI will be incorporated in the Planned Unit Development as an integral part of the over-all project.

We would appreciate your support of our application and wish to assure you that we are prepared to move ahead with this project immediately that the map change is approved so that the new tax rateables will be available by taxable status date in the spring of 1986.

Very truly yours,

NEW WINDSOR ASSOCIATES

By *Gary Arcuri*
Gary Arcuri, Principal

Dated: June 24, 1985

*Page 4886
4889
4890*

SPECIAL TOWN BOARD MEETING
MONDAY, JUNE 24, 1985; 9:30 P.M.
NEW WINDSOR TOWN HALL
NEW WINDSOR, NEW YORK

BOARD MEMBERS PRESENT: Supervisor Petro, Councilwoman
Donachie, Councilman Heft,
Councilman Rossini, Councilwoman
Fiedelholtz.

OTHER OFFICIALS PRESENT: Attorney for the Town Seaman.

Supervisor Petro called to order a Special Town Board Meeting
and presided over same.

MOTION - WAIVE NOTICE OF SPECIAL MEETING

Motion by Councilman Rossini, seconded by Councilman Heft
that the Town Board of the Town of New Windsor waive pursuant
to Section 62 of the Town Law, the Notice Calling a Special
Town Board Meeting.

Roll Call: All Ayes Motion Carried: 5-0

MOTION - ACCEPT PETITION - NEW WINDSOR ASSOCIATES

Motion by Councilman Heft, seconded by Councilwoman Fiedelholtz
that the Town Board of the Town of New Windsor accept the
petition dated June 24, 1985 from New Windsor Associates to
rezone a portion of the former Epiphany College property from
R4 to OLI, and refer same to the New Windsor Planning Board
for their recommendation.

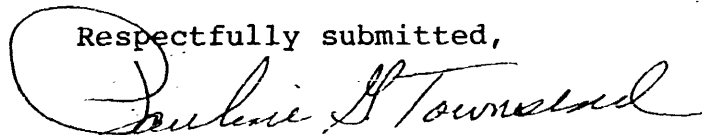
Roll Call: All Ayes Motion Carried: 5-0

MOTION - CLOSE SPECIAL MEETING

Motion by Councilman Rossini, seconded by Councilman Heft that
the Town Board of the Town of New Windsor close the Special
Town Board Meeting at 10:00 P.M.

Roll Call: All Ayes Motion Carried: 5-0

Respectfully submitted,



PAULINE G. TOWNSEND
TOWN CLERK

PGT:ec

NOTE: Information submitted to the Town Clerk by Supervisor Petro.

THIS INDENTURE, made the 17th day of December, nineteen hundred and eighty-four

BETWEEN ST. JOSEPH'S SOCIETY OF NEW YORK, INC.,
a New York Not-For-Profit Corporation,
having an office at Union Avenue (no street
number), New Windsor, Orange County, New York,

party of the first part, and

NEW WINDSOR ASSOCIATES, a New York Limited
Partnership, having an office at (no street
number), Post Office Box 563, Hudson,
New York, 12534,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of New Windsor, County of Orange and State of New York, as more fully described on Schedule A, annexed hereto and made a part hereof.

THIS CONVEYANCE IS MADE IN THE REGULAR COURSE OF BUSINESS OF THE GRANTOR HEREIN AND HAS BEEN DULY AUTHORIZED BY ITS BOARD OF DIRECTORS, ITS MEMBERS AND DULY AUTHORIZED BY THE SUPREME COURT OF THE STATE OF NEW YORK OR BY ORDER DATED AND FILED NOVEMBER 16, 1984 IN OFFICE OF THE CLERK OF THE COUNTY OF ORANGE, STATE OF NEW YORK.

TAX MAP
SIGNATION

4

2

(s): 14

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so require.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

ST. JOSEPH'S SOCIETY OF NEW YORK, INC.

By:

Rev. Eugene P. McManus
Vice President

Rev. Eugene P. McManus

SCHEDULE A - Description

PAGE 1 OF 2

All that certain plot, piece or parcel of land, situate, lying and being in the Town of New Windsor, County of Orange, and State of New York, being bounded and described as follows:

BEGINNING at a point on the West side of New York State Route 32, said point of beginning being North 40° 04' 05" East 3.58 feet from a monument set to the property corner herein;

Running thence from said point of beginning and lands now or formerly of Flanagan, North 50° 02' 24" West partially through a stone wall 1454.16 feet to another stone wall;

Running thence along said stone wall and still along Flanagan aforesaid, the following courses and distances:

1. South 83° 36' 13" West 102.50 feet;
2. South 85° 37' 57" West 620.19 feet;
3. South 84° 21' 39" West 682.65 feet; to an iron rod in the wall corner;
4. South 4° 18' 48" 1759.92 feet to lands now or formerly of Paulik;
(Said point being South 74° 11' 36" West 15.04 feet from a pipe found);

Running thence along said Paulik, South 74° 11' 36" West partially along a stone wall, 336.63 feet and South 77° 07' 04" West, partially through the Central Hudson Gas and Electric Corp. Right-of-way, 927.19 feet to a pipe found in a wall corner;

Running thence along a stone wall and lands now or formerly of McLaughlin, North 4° 31' 08" West 826.84 feet to a 2 X 2 stake;

Running thence along lands now or formerly of National Temple Hill Association, Inc. North 4° 51' 42" West 294.04 feet and North 3° 49' 12" West 818.77 feet to a point which is South 00° 04' 59" East 6.89 feet from a pipe to said property corner;

Running thence from said property corner, along lands now or formerly of Dunville and the Central Hudson Right of Way the following courses and distances:

1. North 84° 16' 25" East passing over a 1 x 2 stake and partially through a stonewall 984.33 feet to an iron at a wall corner;
2. North 27° 43' 48" East through a stonewall 732.16 feet;
3. North 28° 28' 07" East to the end of a stonewall 722.17 feet;
4. North 29° 31' 45" East 103.78 feet'
5. North 28° 07' 10" East 1128.21 feet to a point on the southside of Union Avenue;

DESCRIPTION

Exhibit M

Exhibit N

Running thence at all times along the south side of Union Avenue, the following courses and distances:

1. South 51° 48' 40" East 176.15 feet;
2. South 44° 46' 22" East 276.14 feet, (said point being 11.29 feet from the center of the Central Hudson Right of Way line);
3. South 29° 53' 22" East 350.11 feet;
4. South 33° 01' 53" East 207.55 feet;
5. South 41° 15' 43" East 400.13 feet;
6. South 36° 57' 03" East 299.33 feet;
7. South 33° 03' 43" East 216.35 feet; (said point being South 47° 37' 05" East 56.03 feet from a monument);
8. South 35° 33' 07" East 229.34 feet;
9. South 32° 56' 27" East 141.80 feet;
10. South 43° 48' 57" East 145.97 feet;
11. South 51° 44' 07" East 150.00 feet;
12. South 60° 04' 37" East 300.04 feet;
13. South 59° 24' 59" East 322.24 feet to a point on the west side of Route # 32.

Running thence at all times along the aforesaid west side of Route # 32, the following courses and distances:

1. South 42° 31' 05" West 248.29 feet;
2. South 40° 04' 05" West 801.30 feet to the point or place of Beginning

Exhibit M

Exhibit M

S 29° 53' 22" E
350.11'

46° 22' E
5.14'

S 40° E
5.15'

N 28° 07' 10" E

150°

SCHWEITL SUBDIVISION

1128.21'

N 29° 31' 45" E
103.78'

N 28° 28' 07" E

PARK HILL, SE

